

SNAPSHOT of HOME Program Performance--As of 09/30/08
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): **Asheville Consortium**

State: **NC**

PJ's Total HOME Allocation Received: **\$18,363,726**

PJ's Size Grouping*: **B**

PJ Since (FY): **1993**

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	B	Overall
Program Progress:				PJs in State: 18			
% of Funds Committed	99.01 %	94.04 %	2	94.94 %	85	85	
% of Funds Disbursed	97.33 %	85.56 %	3	84.35 %	96	96	
Leveraging Ratio for Rental Activities	12.46	5.76	1	4.59	100	100	
% of Completed Rental Disbursements to All Rental Commitments***	92.65 %	87.62 %	11	81.38 %	49	44	
% of Completed CHDO Disbursements to All CHDO Reservations***	72.02 %	70.73 %	10	68.05 %	49	49	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	88.66 %	77.61 %	8	79.65 %	72	66	
% of 0-30% AMI Renters to All Renters***	32.73 %	36.19 %	9	44.76 %	30	29	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	99.87 %	95.67 %	9	94.31 %	68	63	
Overall Ranking:			In State:	7 / 18	Nationally:	70 68	
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$6,418	\$9,777		\$25,245	776 Units	60.00 %	
Homebuyer Unit	\$15,697	\$11,317		\$14,395	253 Units	19.60 %	
Homeowner-Rehab Unit	\$19,784	\$24,248		\$20,186	163 Units	12.60 %	
TBRA Unit	\$2,216	\$1,688		\$3,142	102 Units	7.90 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (57 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (194 PJs)

C = PJ's Annual Allocation is less than \$1 million (297 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Asheville Consortium NC

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$86,350	\$100,864	\$18,536
State:*	\$66,960	\$80,810	\$25,335
National:**	\$88,539	\$71,594	\$22,853

CHDO Operating Expenses:
(% of allocation)

PJ: 3.4 %
National Avg: 1.1 %

R.S. Means Cost Index: 0.83

RACE:	Rental %	Homebuyer %	Homeowner %	TBRA %
White:	68.6	53.4	84.0	44.1
Black/African American:	28.4	24.5	14.7	54.9
Asian:	0.3	0.4	0.0	0.0
American Indian/Alaska Native:	0.4	0.8	0.0	0.0
Native Hawaiian/Pacific Islander:	0.0	0.8	0.0	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0
Asian and White:	0.0	0.4	0.0	0.0
Black/African American and White:	0.0	0.0	0.0	1.0
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0
Other Multi Racial:	0.0	0.0	0.0	0.0
Asian/Pacific Islander:	0.3	0.0	0.6	0.0

ETHNICITY:

Hispanic	2.1	19.8	0.6	0.0
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HOUSEHOLD SIZE:

1 Person:	60.5	20.6	50.9	44.1
2 Persons:	18.1	23.3	28.2	21.6
3 Persons:	10.8	17.8	11.7	17.6
4 Persons:	7.1	19.8	7.4	11.8
5 Persons:	2.3	11.1	1.2	2.9
6 Persons:	1.2	2.8	0.0	1.0
7 Persons:	0.0	2.4	0.0	1.0
8 or more Persons:	0.0	2.4	0.6	0.0

HOUSEHOLD TYPE:

Single/Non-Elderly:	21.4	24.5	9.8	41.2
Elderly:	43.2	5.1	60.7	3.9
Related/Single Parent:	24.1	33.2	12.9	38.2
Related/Two Parent:	8.6	33.6	10.4	4.9
Other:	2.6	3.6	6.1	11.8

SUPPLEMENTAL RENTAL ASSISTANCE:

Section 8:	50.3	0.0 [#]
HOME TBRA:	0.1	
Other:	14.7	
No Assistance:	34.8	

of Section 504 Compliant Units / Completed Units Since 2001 99

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



HOME PROGRAM SNAPSHOT WORKSHEET - RED FLAG INDICATORS

Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Asheville Consortium State: NC Group Rank: 70
 State Rank: 7 / 18 PJs (Percentile)
 Summary: 0 / Of the 5 Indicators are Red Flags Overall Rank: 68
 (Percentile)

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 72.00%	92.65	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 47.30%	72.02	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	88.66	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 89.50%	99.87	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.060	2.81	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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